



*Department of Resources and
Economic Development*



**Hampton Beach Area Commission
100 Winnacunnet Road
Hampton, New Hampshire 03842**

**Monthly Meeting –October 24, 2013
Hampton Police Station-Training Room
7 PM**

MINUTES

In Attendance:

John Nyhan, Chairman, Town of Hampton
Fran McMahon- Rockingham Planning Commission
Bob Preston- Hampton Chamber of Commerce
Bill Watson, Vice Chairman-NH Department of Transportation
Rick Griffin, Hampton Representative
Chuck Rage, Hampton Beach Village District
Michael Housman, Operations Supervisor, DRED (Seacoast
Parks/Recreation)
Richard Sawyer, Citizen at Large
Rich Reniere, Hampton Beach Village District Commissioner

Absent:

Other: Laurie Olivier- Secretary
James Steffen – Town Planner

Introduction of Commissioners

Mr. Nyhan began the meeting by introducing the members of the Commission.

PUBLIC COMMENT

Review & approval of September's HBAC Minutes

MOTION by Mr. Griffin approve the September Minutes.

SECOND by Mr. Watson.

VOTE: 8 – 0 – 1 (Sawyer)

MOTION PASSED.

Appointments

1. Presentation by Commissioner At large candidates

Mr. Nyhan stated that as part of the review process, the Commission invites members of the community to submit letters of interest for the Commissioner-At-Large position. All candidates are being asked to make a five-minute presentation. One individual, Dave Connors, submitted a letter; however, he cannot attend the meeting, but would still like to be considered.

Mr. Nyhan introduced the four members.

Dean Merrill:

Mr. Merrill owns Tobey and Merrill Insurance on High Street. He is not a true resident, but has been in Hampton all of his life. He knows the ins and outs of Town. He spends most of his time in Hampton. Mr. Merrill lives in Exeter. He's worked with the Chamber of Commerce as well. He would like to join the Board to see how he can help out. He reviewed the long-range planning of the Commission. He feels he could be an asset to the group. He works well with people. He would like to see the Commission work with the Precinct, the State of New Hampshire and the Town. He's worked with DRED and the Chamber offices.

Eileen Latimer

Ms. Latimer has worked with many of the Commission members in the past. She's been in Town for 30 years. She has been on the Budget Committee and for the past three years as Chairman. She understands the line items. She discussed some tough items she's dealt with in the past. She noted the Town has to dig its heels in and take projects to the end. We need balanced compromises with the Town. She wants to work collectively with the Chamber of Commerce and Experience Hampton. She thinks we are going down the right road and enjoys the energy and wants to be a part of it and lend herself to the work at task.

Brian Warburton

Mr. Warburton resides in Hampton. He spearheaded the HBAC back in 2003. He discussed looking at infrastructure, parking, etc. Mr. Warburton has also been a Selectman. He was Manager of State Parks from 2005 through 2010. Mr. Warburton feels he is the most qualified. He has State experience as well as Town experience. He would be honored to be chosen tonight. He feels he has done a lot for this Town.

Representative Fred Rice

Mr. Rice lives in Hampton. He grew up on the Beach. He has a good record of public service by being a member of the Planning Board and Budget Committee. He served on the Heritage Commission and other Committees. Mr. Rice understands the Commission's mission and he wants to bring extra-ordinary resources to the Commission that it is lacking now. He helped form the Commission. He has a lot of experience in Town. He is a State Representative now and has key leaders in Concord he deals with. Improving the Master Plan was discussed. He tries to get work done behind the scenes. He also deals with DRED on beach clean-up issues. Mr. Rice has been dealing with coastal flooding and high tides. He works with the Rockingham Planning Commission. He feels he can make a significant difference since he has contacts with many key people.

Mr. Watson, Vice Chair, would like to open up the floor for questions.

It was noted that Mr. Watson and Mike Housman are not locals. Mr. Watson does not know Ms. Latimer and Mr. Merrill. Regarding his vote on Mr. Warburton, he noted that his vote will not be a personal reflection of him. He asked Mr. Rice about his relationship with DRED and asked how he will bring balance with the roles with the State and service on the Commission.

Mr. Rice noted that he has to follow channels. He can go to the Commissioner and say things that HBAC would not be comfortable with saying. He can ask with the objectiveness of being an outside party. Sensitive questions cannot always be asked by Mr. Watson and Mr. Housman.

Mr. Watson asked about how others will get past issues since they are locals:

Mr. Warburton stated the Commission needs people who are not afraid to stand up for what they believe in. He thinks there has not been enough dialogue to get things done. There will be confrontations on any Board. He likes people who stand up to the plate. He feels one of the biggest thing is that this Commission has become a lobbyist. He wants to take care of residential and businesses. He has the experience.

Mr. Watson stated the Board is more than local politics and asked the candidates how they would learn from local experiences but not get mired in local issues.

Ms. Latimer said she's an elected official who makes nothing. Voters can vote her in and out as they seem fit. As far as confrontation goes, the Commission is faced with more confrontation than it needs. She feels the Town needs to move forward. Her Committee is 15 people. They are diversified and highly opinionated. By the time the meeting ends, they take care of it and they all need to compromise. She would fight hard to work with the Commission to bring all entities to the table knowing it's not an easy job. Things can be addressed with a time frame and all would need to respect the time frame. She feels that many items that have not come to terms (progress wise) get pushed down the road. She will work to the end on all issues. She needs to listen to the community.

Mr. Merrill answered by noting that he is involved in Town issues. He is not on Town Boards. He would bring non-bias opinions forward. He feels we are at a crossroads. We need to work as one unit. There is a lot of work to do.

Mr. Rice feels there is a lot of head butting between Town and State. Our biggest enemy is not the State, it's the little Towns, but he knows how to deal with them. Keeping the mission of this organization and keeping with the Master Plan are his objectives.

Mr. Rage said the decision is difficult because he knows them all. He appreciates them all coming forward.

Mr. Nyhan said the floor will be open for nominations and then they will take a vote. All can stay. Mr. Nyhan read the letters from all the candidates and noted that the Commission has come a long way to attract the individuals coming forward tonight. There is only one position. This is for one year. This position will fill Deputy Sawyer's position who has been here for three years and has done an outstanding job. There has been a lot of non-beach Commission activity that Deputy Sawyer has had to address. Mr. Nyhand noted that Mr. Sawyer also furthered his

professional career as well. The Commission always addressed questions and concerns to Mr. Sawyer and Deputy Sawyer always gave comments whenever requested. He did an outstanding job.

Chairman's Report

1. Update on TCSP grant/Update from grant project manager

Mr. Nyhan said he contacted William Rose. The consulting committee of DOT did meet on October 10th. They have three consultants to work with the Beach Commission on the grant. He cannot identify the firms at this point. He needs the final okay from the front office. He indicated that he will send information along and at next month's meeting he will have more to say about the consultants and the Commission's roles in working with him and his project team on evaluating a consultant to work for the next two years or so.

2. Update - public hearing – ten year transportation plan – HBAC recommendation – inclusion of Ocean Blvd reconstruction project

Mr. Nyhan discussed the Epping meeting on public transportation with regard to requesting Governor's counsel and DOT for consideration of including the Ocean Boulevard project into the 10-year Master Plan. Mr. Rice and Senator Stiles spoke in favor of adding the project to the plan. He asked Mr. Watson what happens now.

Mr. Watson will cut 30 to 40 percent. It's a reality of Counsel right now. Mr. Watson noted that the last hearing was Monday evening. Next Monday morning they should have notes from 25 hearings. Summarizing the meetings will occur and gathering of comments. We won't know before November 6th (next public meeting). The State will have conversations with all five counselors after November 3rd.

3. Update on the intermodal study by the RPC

Mr. Nyhan discussed the interchange, i.e. the Route 101 Interchange. He handed to all Commission members the the Map of 1 and 101. He noted that the yellow portion is the proposed interchange on the hand-out given. The transit center is in the middle. The final meeting is next Monday. There will be a final report. Town residents gave their ideas as well. Transportation of tourists was discussed. It could be a good location for people who work in Town or at the Beach and they could get public transportation from that location.

Mr. Rage asked how many parking spaces and it was answered that it is about 300 spaces. Coastal and C&J have been very active in this study. Mr. Rage noted that the Newburyport parking lot is full. There is a desperate need for more transportation/parking.

Mr. Reniere asked about going West on 101 and how it heads South on Route One. Mr. Nyhan explained to him where to go. There will be two roundabouts.

4. Update the economic financial impact study for Hampton Beach

Mr. Nyhan checked on a proposal looking into consulting firms to do an economic impact study. Dr. Goss is retired. He referred a Dr. Russell Thibeault (sp) who worked in the private sector and with the State. He's worked with the DOT and with DRED as well. Dr. Goss charged little money. This now would be a \$15,000 impact study fee. Mr. Thibeault said the Commission should work with banks in the local area. He will send information to Mr. Nyhan. He will look into this further to see if he can get a bank to look at this and sponsor it.

Treasurer's report (Housman)

Mr. Housman gave a Profit/Loss Statement. The balance is noted along with expenditures are listed. The trash barrel purchase is on the current statement as well.

Old Business

1. Rte 1A and Ashworth Ave update (Sawyer)

Deputy Sawyer looked at that location at different times of the day. He noted that it is a serious safety risk when cars are parked there. This location is in front of the Ocean Wok property. It's owned by the DOT. The DOT does not object to reasonable safety measures. The Town must take steps to provide the changes. Deputy Sawyer wants a temporary barricade to prevent parking on that strip and post it as "non-parking". It will be discussed Monday night as the Chief and he are appearing for quarterly reports. Maybe flower pots that divide the road can be used (like near the Ashworth). It would be a start. They do need to look at a more permanent situation. Unmarked parking spots need to be dealt with as well.

Mr. Nyhan asked for Mr. Sawyer to continue to be an advisor/consultant on safety issues. Deputy Sawyer stated that does that anyway and will continue to do so.

Mr. Rage and Mr. Preston discussed that area and how safety has to come first. Cars are double parking at the Ocean Wok.

2. Discussion – Town warrant articles – 3/ 2014 – relating to the beach area

Mr. Nyhan discussed the height warrant article. The Planning Board is drafting a warrant article for next March. The Commission obtained some opinions from local residents. The highest number the Planning Board heard was 75 feet. The geographic limits were discussed. Ashworth to F Street and extension of the limits – to the North and South were discussed. The Planning Board has to wrestle with both for the final number and the geographic limits for the warrant article.

Mr. McMahon said useable space appears to be more of a concern. Overrides and facades don't seem as important, but they will be in scale with the buildings. Height number and geographic limitations on Ocean Boulevard and whether Ashworth Avenue is included was discussed. Lot size is a big area of discussion. 10,000 square feet was discussed last night. With regard to timing, the Planning Board is looking at December 18th to have the public hearing. They are required by law to have the public hearing. Public notice has to go out 10 days prior. 2008 was the last year the Planning Board tackled this issue. There will be a summary on the ballot.

Mr. McMahon noted that if residents want to further comment, the record is still open. People can send emails to Jamie Steffen, Town Planner, at Town Hall. People should do that sooner rather than later. All members of the Planning Board are going to summarize their own opinions.

Mr. Preston said many good thoughts were brought up at the Planning Board meeting on Wednesday. He was surprised that a lot of people did not go. He noted that the A Street lot is special because it's big. It has plenty of parking. That area would not be dealing with shadows. He thinks we need to do something. We need to get away from three stories. We need newer, safer buildings.

Mr. Griffin thinks it's good to not include one specified area. Having it be one area makes no sense to him. Leaving out areas where there is no one behind is not a good idea in his opinion. Useable space was discussed. He feels the 40' setback should be discussed. Flood insurance was discussed. Flow through on lower levels were discussed.

Mr. Reniere asked about public hearings. Mr. McMahon said the Planning Board will publish the article. The Planning Board will hold its public meeting. Petitioned articles were discussed.

Mr. Reniere discussed geographical areas and stated that he is worried about spot zoning. Mr. Griffin said it sets it up for failure.

Mr. McMahon discussed areas being dealt with and the Master Plan. Mr. Reniere asked about the barrier. The Planning Board needs to deal with this.

Mr. Sawyer said a reasonable level would be to inform voters on what they are going to do. He asked what the impacts may be down the road. He felt questions needed to be answered. We are trying to cram buildings down there. It may be unsafe because police and fire cannot get people out when they need to. Newer and safer buildings - he agrees with. He doesn't think bigger is better for public safety. Mr. McMahon agrees with Mr. Sawyer's points. Mr. McMahon agrees with Deputy Sawyer.

Mr. Rage said 10,000 s.f. was just a number thrown out.

Mr. Preston thinks we need to take into consideration the people on the south end of the beach. He doesn't think you should fool around with south end of the beach.

3. Individual goals and objectives for the next nine months (All)

Mr. Nyhan would like to get individual goals of the Commission members along with their objectives and this will be discussed at the November meeting.

4. Other old business

New Business

1. L. Olivier resignation/new appointment

Ms. Olivier's schedule is getting busier in the Planning Department and has decided she must leave the Commission. She will be on call if needed and will be an alternate to Ann Marchand, the new Minute Taker. Mr. Nyhan met Ms. Marchand and welcomed her aboard. She has done minutes in the past. She is hired as a temporary employee of Hampton. She just began recording for the Conservation Commission. Ms. Marchand thanked the Commission and looks forward to working with everyone. She worked for the City of Gloucester for over 20 years as a minute taker and is happy to join the Commission.

2. Commissioners – Commissioner at Large Selection

Mr. Nyhan opened the floor for nominations for the position. Deputy Sawyer stated that he will not cast a vote under the RSA and he read the RSA aloud. He does not feel it is appropriate or ethical. He said if there were four openings, he'd want to take all the candidates.

Mr. Reniere nominated Brian Warburton.

Mr. Nyhan looked for a second nomination. None.

Nomination for Mr. Warburton did not go any further.

Mr. Preston stated that all candidates have served well. He thanked Mr. Sawyer for his efforts. Public safety will always have a seat at the Board.

Mr. Preston stated that he asked Mr. Merrill to submit a letter to join the Commission. Mr. Preston has worked with Mr. Merrill in the past. He respects the thoughtful way Mr. Merrill does business. He conducts his business well.

Mr. Preston nominated Dean Merrill.
SECOND by Mr. Rage.

Mr. Griffin said all of the members are so qualified and they all have something unique to bring to the table. He is intending to nominate Eileen Latimer. He feels should would bring a different objective to the Commission. Ms. Latimer is quite qualified; she works hard to keep cohesive conversations going. He likes Dean Merrill's analogy as well.

Mr. Griffin nominated Eileen Latimer.
SECOND by Mr. Nyhan.

Mr. Nyhan noted that the Commission can vote live, or if the Commission would rather, it could do a silent, private ballot. Ballot or open vote. It was decided it must be an open ballot. Mr. Nyhan noted the Commission needs a majority vote of 5.

Mr. Griffin voted for Ms. Latimer.
Mr. McMahon, Mr. Rage, Mr. Watson, Mr. Preston, Mr. Housman and Mr. Nyhan voted for Mr. Merrill.
VOTE: Mr. Dean Merrill (6); Ms. Eileen Latimer (1); Abstention (2-Reniere & Sawyer).

3. Other new business

Adjourn

MOTION by Mr. McMahon to adjourn.

SECOND by Mr. Preston.

VOTE: 9 – 0 - 0

MOTION PASSED.

Meeting adjourned at 8:45 p.m.

Laurie Olivier
Secretary